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4 BILL NO. R-74-11- 44

5 RESOLUTION NO. R- 106-74

6 A RESOLUTION confirming an Approval Order of the
7 Fort Wayne City Plan Commission concerning the
8 West Main Street Renewal Project proposed by
9 the Fort Wayne Redevelopment Commission
and confirming the Declaratory Resolution
West Main Street Renewal Project

10 WHEREAS, the Fort Wayne Redevelopment Commission adopted
11 Declaratory Resolution - West Main Street Renewal Project on November 18, 1974,
12 based on plans filed in the office of said Redevelopment Commission; a copy of
13 which Declaratory Resolution is attached hereto, made a part hereof, and marked
14 "Exhibit A",

15 WHEREAS, the Plan Commission of the City of Fort Wayne at a meet-
16 ing on November 25, 1974, adopted and issued a written order approving said
17 Declaratory Resolution and the Urban Renewal Plan referred to therein relative
18 to the said West Main Street Renewal Project; a copy of which Approval Order
19 is attached hereto, made a part hereof, and marked "Exhibit B",

20 WHEREAS, the foregoing actions set forth in Sections 1 and 2 herein
21 of said Redevelopment Commission and said City Plan Commission are in accor-
22 dance with the provision s of the Redevelopment of Cities and Towns Act of 1953,
23 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana,
24 as Amended and Supplemented).

25 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
26 THE CITY OF FORT WAYNE, INDIANA:

27 That the said actions concerning the West Main Street Renewal
28 Project are hereby approved, ratified, and confirmed.

29
30
31
32 
33 Councilman

34
35 APPROVED AS TO FORM
AND LEGALITY,

CITY ATTORNEY

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197_____, at _____ o'clock P.M., E.S.T.

Date: 11/26/74

Charles W. Teleorman
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by Hinga, and duly adopted, placed on its passage.

Passed (ECST) by the following vote:

	AYES <u>6</u>	NAYS <u>1</u>	ABSTAINED <u>2</u>	ABSENT _____	to-wit:
BURNS	_____	<u>X</u>	<u>↓</u>	_____	_____
HINGA	<u>X</u>	_____	_____	_____	_____
KRAUS	<u>X</u>	_____	_____	_____	_____
MOSES	_____	_____	<u>X</u>	_____	_____
NUCKOLS	<u>X</u>	_____	_____	_____	_____
SCHMIDT, D.	_____	<u>_____</u>	<u>X</u>	_____	_____
SCHMIDT, V.	<u>X</u>	_____	_____	_____	_____
STIER	<u>X</u>	_____	_____	_____	_____
TALARICO	<u>X</u>	_____	_____	_____	_____

DATE: 11/26/74

Charles W. Teleorman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. B-106-74 on the 26th day of November, 1974.

ATTEST: (SEAL)

Charles W. Teleorman
CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1974, at the hour of 10:00 o'clock A. M., E.S.T.

Charles W. Teleorman
CITY CLERK

Approved and signed by me this 2nd day of December, 1974, at the hour of 1:30 o'clock P. M., E.S.T.

Samuel J. Talarico
PRESIDENT

RESOLUTION NO. 74-81

DECLARATORY RESOLUTION
WEST MAIN STREET RENEWAL PROJECT

WHEREAS, the Fort Wayne Redevelopment Commission has made investigations, studies, and surveys of various blighted, deteriorated, and deteriorating areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies, and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies, and surveys, the Commission has found that the area hereinafter described has become blighted, deteriorated, and deteriorating to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and that the public health and welfare would be benefited by the acquisition and urban renewal of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area hereinafter described because of the lack of development, cessation of growth, deterioration of improvements and character of occupancy, age and obsolescence, substandard character of the buildings, and other factors which have impaired values and prevented a normal development of the land included in said area or the use thereof, has become under current conditions undesirable for or impossible of normal development and occupancy; and

WHEREAS, the Commission now further finds (a) that the hereinafter described area within said City has become and now is blighted, deteriorated, and deteriorating to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the acquisition and urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated, and deteriorating area constitutes a menace to the social and the economic interests of the City of Fort Wayne and its inhabitants; (d) the acquisition and urban renewal of such area in accordance with plans outlined by the Commission will be of public utility and benefit to the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated, and deteriorating area, the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replanning, rezoning, or urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area acquired which are to be devoted to streets, alleys, sewerage, playground and other public purposes under the Urban Renewal Plan; also a list of the owners of the various parcels of property proposed to be acquired, all of which appropriately identified by numbers on file this date with the Commission; and

WHEREAS, the Commission has caused a separate appraisal to be made by two (2) independent appraisers of the fair value of each of the parcels of property to be acquired, and the Commission now finds that the estimated cost of acquiring the property in the blighted, deteriorated, and deteriorating area hereinafter described, is

determined by taking the average of the two (2) appraisals, is
One Million One Hundred Sixteen Thousand Five Hundred Seventy
Dollars (\$1,116,570); and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Title I require that the conditions under which the City of Fort Wayne, Department of Redevelopment, will make relocation payments in connection with the urban renewal undertakings and activities contemplated and the Schedule of Average Annual Gross Rentals for Standard Housing in Locality and the Schedule of Average Prices Of Comparable Sales Housing in Locality to be used for determining the amounts of relocation adjustment payments to be made in connection with the activities contemplated, and if fixed relocation payments are proposed, the Fixed Relocation Payments Schedule be officially approved by the Governing Body of the City of Fort Wayne, Department of Redevelopment; and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne, Department of Redevelopment, for its consideration and approval, a copy of Urban Renewal Plan for the area comprising the West Main Street Renewal Project, dated November, 1974, and consisting of 21 pages and 16 exhibits, and a set of conditions under which the City of Fort Wayne, Department of Redevelopment, will make relocation payments, which set of conditions is set forth in the Department of Minimum Housing's Relocation Program, a Schedule of Average Annual Gross Rentals for Standard Housing in Locality dated January 10, 1973, a Schedule of Average Prices Of Comparable Sales Housing in Locality, dated January 10, 1973, and a Fixed Relocation Payments Schedule, dated June 9, 1972, attached hereto and marked for the urban renewal activities contemplated.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that it hereby makes the findings of fact hereinbefore set forth and that the following described area in the City of Fort Wayne, Indiana, is found and declared to be blighted, deteriorated, and deteriorating within the meaning of the

Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and which area is bounded and described as follows:

Real estate located in the City of Fort Wayne, Allen County, Indiana, being generally described as follows:

Beginning at the southeast corner of the intersection of Ewing and Main Streets, continuing thence easterly 626 feet, more or less, to the southwest corner of the intersection of Main Street and Maiden Lane, continuing thence southerly 314 feet, more or less, to the northwest corner of the intersection of Maiden Lane and Berry Street, continuing thence westerly 626 feet, more or less, to the northeast corner of Berry and Ewing Streets, continuing thence northerly 314 feet, more or less, to the point of beginning.

BE IT FURTHER RESOLVED that in all proceedings relating to the acquisition and urban renewal of the above described area, the same shall be referred to as West Main Street Renewal Project.

BE IT FURTHER RESOLVED that the Urban Renewal Plan for West Main Street Renewal Project, dated November, 1974, and consisting of 21 pages and 16 exhibits be and the same is hereby approved.

BE IT FURTHER RESOLVED that the estimated cost of acquiring said blighted, deteriorated, and deteriorating area as determined by taking the average of the two (2) separate appraisals made by independent appraisers is One Million One Hundred Sixteen Thousand Five Hundred Seventy Dollars (\$1,116,570).

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of said City and its inhabitants and that the acquisition and urban renewal of such area shown on the above described maps and plats under the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) will be of public utility and benefit, and that the Department of Redevelopment of the City of Fort Wayne proposes to acquire all of such land and interests therein within said boundaries.

BE IT FURTHER RESOLVED that the acquisition, clearance, replanning, and urban renewal of such area be in accordance with the Urban Renewal Plan for West Main Street Renewal Project.

BE IT FURTHER RESOLVED that a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended, Section 48-8554 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.

BE IT FURTHER RESOLVED that the conditions under which the Local Public Agency will make relocation payments are hereby in all respects approved and that the Schedule of Average Gross Rentals for Standard Housing in Locality and the Schedule of Average Prices of Comparable Sales Housing in Locality and the Fixed Relocation Payments Schedule are hereby in all respects approved and the Executive Director is hereby designated to approve all claims for relocation payments.

ADOPTED at a Regular Meeting of the Fort Wayne Redevelopment Commission held November 18, 1974 in the Board of Works Hearing Room, City-County Building, One Main Street, Fort Wayne, Indiana.

FORT WAYNE REDEVELOPMENT COMMISSION


Donald P. Eckrich, President


Hana L. Stith, Secretary

ATTEST:


Anthony M. Caryso, Executive Director

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne
Redevelopment Commission do hereby certify that
the attached Resolution is a true and correct
copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission,
Governing Body of the City of Fort Wayne,
Department of Redevelopment held on the 18th
day of November, 1974 at 7:30
P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand
this 18th day of November, 1974.

Hana L. Stith
Hana L. Stith, Secretary

RESOLUTION OF THE
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne in Executive Session on November 25, 1974, having before it a copy of the Fort Wayne Redevelopment Commission's Declaratory Resolution - West Main Street Renewal Project adopted by the Redevelopment Commission on November 18, 1974, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by _____, seconded by _____, and unanimously approved, adopted the following Resolution:

WHEREAS, the Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission a Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on November 18, 1974, designated as "Declaratory Resolution - West Main Street Renewal Project", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne;

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution - West Main Street Renewal Project and said Urban Renewal Plan conforms to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan is accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and

he is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this Resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution - West Main Street Renewal Project and said Urban Renewal Plan.

Thomas J. Offerle, Secretary
FORT WAYNE CITY PLAN COMMISSION

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

I, James E. Kelley, President of the Fort Wayne City Plan Commission, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution adopted by the Fort Wayne City Plan Commission at an Executive Meeting of said Commission held on November 25, 1974, and as the same appears of record in the official records of the said Plan Commission dated the 25th day of November, 1974.

Approved:

James E. Kelley, President
Fort Wayne City Plan Commission

1371.1

CHAPTER 6 APPENDIX 14

APPENDIX 14. GUIDEFORM SCHEDULE OF AVERAGE PRICES OF
COMPARABLE RENTAL HOUSING IN LOCALITY

SCHEDULE OF AVERAGE PRICES OF COMPARABLE RENTAL HOUSING IN LOCALITY	LOCALITY Fort Wayne, Indiana	
	AGENCY(IES) Park Commissioners	PROJECT NUMBER(S) OSC-33(DL)

INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. The amounts shall reflect the range in rental prices of various size units as determined either by the total number of bedrooms contained in each unit or the total square footage. The prices must be based on available rental housing in the locality. In determining the monthly rental prices, include utility expenses, except the cost of telephone services. In the case of furnished units, the schedule shall be adjusted accordingly. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Block C need be completed.

A. SCHEDULE

Size of Unit (a)	Total Square Footage (b)	Price Range		Average Price $((c)+(d))/2$ (e)
		From (c)	To (d)	
1 Bedroom or less				
Small unit				\$ 145.00
Medium unit				
Large unit				
2 Bedrooms				
Small unit				\$ 165.00
Medium unit				
Large unit				
3 Bedrooms				
Small unit				\$ 185.00
Medium unit				
Large unit				
4 Bedrooms				
Small unit				\$ 210.00
Medium unit				
Large unit				
5 Bedrooms or more				
Small unit				
Medium unit				
Large unit				

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1371.1

CHAPTER 6 APPENDIX 14

B. REQUEST FOR APPROVAL OF SCHEDULE

SUBJECT TO CONDITIONS IN ATTACHED LETTER
DATED JANUARY 10, 1973.☒ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.☐ This is an amended schedule (amending the one approved by HUD on _____) for the purpose of:☐ Revising the amounts of the average rental prices.☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are) _____

Approval is requested of the schedule of average prices of comparable rental housing in the locality, set forth in Block A.

Park Commissioners

Local Agency

Date

Signature of Authorizing Officer

Title

C. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agrees to adopt the schedule in Block A above.
Local Agency

Signature of Authorizing Officer

Date

Title

DO NOT WRITE IN THIS SPACE

FOR HUD USE ONLY

D. APPROVAL OF SCHEDULE

☐ The schedule set forth in Block A is approved.☐ The schedule set forth in Block A was approved by HUD on _____
Any agency in the locality may adopt this approved schedule by completing Block C.

Date

Area Director Regional Administrator

MOVING EXPENSE SCHEDULE

STATE Indiana

UNFURNISHED UNITS

(OCCUPANT OWNS FURNITURE)

First Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms	8 Rooms	9 Rooms	10 Rooms
50	90	125	160	195	230	265	300		

MAXIMUM: \$300 UNDER EACH SCHEDULE

FURNISHED UNITS

INCLUDING SLEEPING ROOMS - (OCCUPANT DOES NOT OWN FURNITURE)

First Room	Each Additional
25	15

DISLOCATION ALLOWANCE: AN ADDITIONAL \$200 UNDER EACH SCHEDULE

MOBILE HOMES

MOBILE HOME					D	PERSONALTY ONLY
Width					Use A and B	
6'6"	10'6"	12'6"	over 12'			
150	185	250	300			

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CHAPTER 6 APPENDIX 10

APPENDIX 10. GUIDEFORM SCHEDULE OF AVERAGE PRICES OF COMPARABLE SALES HOUSING IN LOCALITY

SCHEDULE OF AVERAGE PRICES OF COMPARABLE SALES HOUSING IN LOCALITY	LOCALITY Fort Wayne, Indiana	
	AGENCY(IES) Commissioners	PROJECT NUMBER(S) CSC-38 (DL)

INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. The amounts shall reflect the range in sales prices of various size units as determined either by the total number of bedrooms contained in each unit or the total square footage. The prices must be based on available sales housing in the locality. Where appropriate, the schedule prices should reflect the cost of the dwelling and the cost of the lot size normally required for a unit. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Block C need be completed.

A. SCHEDULE

Size of Unit (a)	Total Square Footage (b)	Price Range		Average Price ((c)+(d)):2 (e)
		From (c)	To (d)	
2 Bedrooms or less				
Small unit				\$3,750.00
Medium unit				
Large unit				
3 Bedrooms				\$3,500.00
Small unit				
Medium unit				
Large unit				
4 Bedrooms				\$3,500.00
Small unit				
Medium unit				
Large unit				
5 Bedrooms or more				
Small unit				
Medium unit				
Large unit				

[form continued on next page]

1371.1

CHAPTER 6 APPENDIX 10

B. REQUEST FOR APPROVAL OF SCHEDULE

DATE JANUARY 10, 1973.

☒ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.

☐ This is an amended schedule (amending the one approved by HUD on _____) for the purpose of:

☐ Revising the amounts of the average sales prices.

☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are) _____

Approval is requested of the schedule of average prices of comparable sales housing in the locality, set forth in Block A.

Park Commissioners

Local Agency

Date

H. H. P.
Signature of Authorizing Official

Title

C. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agrees to adopt the schedule in Block A above.

Local Agency

Signature of Authorizing Official

Date

Title

DO NOT WRITE IN THIS SPACE

FOR HUD USE ONLY

D. APPROVAL OF SCHEDULE

☐ The schedule set forth in Block A is approved.

☐ The schedule set forth in Block A was approved by HUD on _____
Any agency in the locality may adopt this approved schedule by completing Block C.

Jan. 10, 1973
Date

[Signature]
[Area Director] [Regional Administrator]

WEST MAIN STREET
RENEWAL PROJECT

URBAN
RENEWAL PLAN

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WEST MAIN STREET RENEWAL PROJECT

SECTION A. DESCRIPTION OF PROJECT AREA

Beginning at the Southeast corner of the intersection of Ewing Street and West Main Street, continuing thence easterly 626 feet, more or less, to the Southwest corner of the intersection of West Main Street and Maiden Lane, continuing thence Southerly 314 feet, more or less, to the Northwest corner of the intersection of Maiden Lane and West Berry Street, continuing thence Westerly 626 feet, more or less, to the Northeastern corner of West Berry and Ewing Streets, continuing thence Northerly 314 feet, more or less, to the point of beginning.

(EXHIBIT "Q")

SECTION B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. General Objectives

- a. To provide for the orderly physical and economic growth of the Central City Area, in general, and the West Main Street Renewal Project Area in particular; through controlled redevelopment.
- b. To strengthen the economic well-being of the Central City Area and the City by increasing retail activity, taxable values and job opportunities.
- c. To encourage coordinated development of land parcels and structures in order to achieve efficient and attractive building design, the multi-purpose use of sites, unified off-street parking, delivery and service areas and provide for internal pedestrian connection.
- d. To create a suitable residential environment for the City's citizens, particularly the elderly, utilizing the locational advantages of the site in its relationship to the Central Business District and surrounding development.
- e. To provide for the renewal and physical revitalization of an important area of the Central City through the renewal process, by removing structurally substandard buildings, eliminating environmental deficiencies and incompatible land uses which adversely affect the character of the area.
- f. To provide for the assembly of land for the purpose of constructing housing resources and supporting facilities for the citizens, particularly the elderly, of the City of Fort Wayne.
- g. To aid in the achievement of the highest urban design standards for the entire Central City area through the use of strict redevelopment criteria.

- h. To meet the goals of the Genge Report for the revitalization of the Central City Area by increasing the residential opportunities available adjacent to the Central Business District and insure the senior citizens of Fort Wayne an important role in the renewed activity in downtown Fort Wayne.

2. Specific Objectives

The Land Use Plan incorporates the following basic urban design, development and redevelopment objectives:

1. The creation of a Senior Citizen Complex in the Central City to serve the needs of approximately fifteen (15) percent of the total population of Fort Wayne, Indiana.
2. Renewal of the Project area through clearance, development and redevelopment with the resultant elimination of a substandard area and the visible upgrading of the entire West Main Street Renewal Project.
3. Integration to the extent possible, of the surrounding existing structures with this new development into an attractive and functional public, semi-public, commercial and high density residential area.
4. The provision of a vehicular circulation system that will not penetrate the Project area, with the exceptions of bus stops and parking facilities. This will facilitate the free and safe flow of vehicular traffic onto and around the Project area.
5. Architectural, engineering, site planning and landscape design of the highest quality in the treatment of open spaces, buildings, use of material, scale, appropriateness and functional utility shall be required.
6. Elimination of all overhead wires by placing all utility lines underground. Further, to insure that all lighting, paving, planting and landscaping provided in the Project area are located and designed to enhance the character and amenities of the Project area.

7. Improvement of the economic benefits of the Project area and to the community by establishing the most desirable balance of activities and facilities within the Project area.

SECTION C. EXISTING GENERAL LAND USE PLAN

1. Permitted Land Uses (EXHIBIT "E")

- a. The block bounded by Maiden Lane on the East, Berry Street on the South, Main Street on the North and Webster Street on the West; and the North one-half (1/2) of the block bounded by Webster Street on the East, Berry Street on the South, Main Street on the North and Ewing Street on the West are zoned M1 (Light Industrial) which includes the following general uses:

1. Residential
 - a. One-family (R1)
 - b. Two-family (R2)
 - c. Multiple-family (R3)
2. Commercial
 - a. Limited Business (B1)
 - b. Regional/Neighborhood Shop (B2-A)
 - c. General Business (B3A-B)
 - d. Roadside Business (B4)
 - e. Light Industrial

- b. The South one-half (1/2) of the block bounded by Webster Street on the East, Berry Street on the South, Main Street on the North and Ewing Street on the West is zoned B3B (General Business) which includes the following general uses.

1. Residential
 - a. One-family (R1)
 - b. Two-family (R2)
 - c. Multiple family (R3)
2. Commercial
 - a. Limited Business
 - b. Regional/Neighborhood Shopping (B2A)
 - c. General Business (B3A-B)

2. Existing Land Uses

Land uses currently within the Renewal Area include:

- a. Single family residential
- b. Multiple family residential
- c. Commercial
- d. Vacant land used for parking

(See EXHIBIT "B")

3. Density Requirements

None

4. Existing Circulation Pattern

The Project is bounded by several major thoroughfares that are part of the City's overall street system. No changes in the pattern of these streets is included in the renewal plan. (EXHIBIT "G")

Webster Street, a secondary street which crosses the area, and the alley between Maiden Lane and Ewing Street will be vacated in order to provide for the coherent development of the Project area. (EXHIBIT "H")

5. Utility Changes

All utility services will enter the renewal area underground. Present services will be removed from the East-West alley and be relocated to a 20' utility easement on the North side of Berry Street. (EXHIBITS "N", "O", "P".)

SECTION D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE
PROJECT OBJECTIVES

1. Acquisition and Clearance

Conditions and reasons under which properties may be acquired and cleared are as follows:

- a. To remove buildings with major deficiencies which are substandard warranting clearance.
- b. To remove buildings with minor deficiencies in order to effectively remove blighting influences which might include the following:
 1. Incompatible land uses or land use relationships.
 2. Overcrowding of structures on parcels.
 3. Obsolete buildings not suitable for conversion.
- c. To meet the goals and objectives of the overall plans for the area.
- d. To provide sites for needed public facilities in proper relationship to the projected demand for such facilities in accordance with design criteria.
- e. The real property to be acquired for clearance is shown on the Land Acquisition Map (Exhibit D). The properties fall into one of the above categories and are more particularly described as follows:

The two blocks comprising the renewal area are bounded by Maiden Lane, Berry Street, Main Street and Ewing Street.

These blocks are presently occupied by mixed commercial and limited residential facilities. The commercial use occupies approximately 30% of the area, 36% is in residential use, and 34% is vacant or used for parking.

2. Acquisition Policies

The Redevelopment Commission will follow the Land Acquisition procedure set forth in the Redevelopment of Cities and Towns Act of 1953. This Act provides for the acquisition of land by the Redevelopment Commission through the exercise of the power of eminent domain should that be deemed necessary by the Commission.

3. Relocation Policies

All relocation benefits and services will be provided in accordance with the Uniform Relocation and Acquisition Policies Act of 1970.

SECTION E. LAND DISPOSITION SUPPLEMENT

1. Specific Land Uses

The preferred and planned uses that will be permitted within the renewal area include:

- a. Senior Citizen Center
- b. Residential
- c. Limited retail commercial
- d. Service Commercial
- e. Restaurant, including tavern and bar, but not including a drive-in restaurant.
- f. Offices
- g. Public and semi-public uses
- h. Off-street Parking

2. Specific Land Use by Areas

- a. Area "A" (Bounded by Main Street, Maiden Lane, Berry Street and Webster Street). EXHIBIT "F"

1. Basic Objectives: This area is to have as its objective the development of a Central City Senior Citizen Center which shall incorporate into one structure and surrounding ground area, the necessary and required facilities to accomodate the vast majority of the needs of the senior citizens of Fort Wayne, Indiana.
2. Land Use: As a public or semi-public use facility, it is anticipated that the structure will not exceed two (2) stories (possibly only one (1) story) above grade. The land within the area will afford outdoor recreational facilities, integrated vehicle/bus-stops, limited off-street parking and shall be extensively landscaped. The resultant product shall provide an attractive setting for the Central Area of the City of Fort Wayne.
3. Physical Organization: To take maximum advantage of the area, a unique but functional organization of facilities will be undertaken. The vacation of Webster Street to the East and the restriction of no vehicular traffic will allow for an orderly blending of Area "A" with the adjacent area to the West.

4. Parking: Parking facilities to serve the staff needs of the Senior Citizen Center will be provided on-site. The limited parking will be effectively screened and suitably landscaped within a minimum fifteen (15) foot setback from property lines. It is anticipated that any other required peak demand parking for the land use of this area, will be provided off-site and within 300 feet of the area.

It is further anticipated that from 80 to 90 percent of the senior citizens will reach the facility via the public transportation system or by group transportation.

5. Pedestrian Circulation and Vehicular Access: The Senior Citizen Center will incorporate not only limited on-site parking, off-site parking (within 300 feet of the area), but vehicle and bus-stop stations adjacent to the building. Although variation may occur, it is anticipated that pedestrians will reach the site with minimum vehicular interference. Where there is an indication of interference at the intersections of Berry and Webster Streets to the South and Main and Webster Streets to the North, the City of Fort Wayne will install appropriate "walk-wait-alarm" pedestrian activated traffic control devices completely synchronized with adequate vehicular traffic signal control devices and "pedestrian crossing" signing.

b. Area "B" (Berry Street, Ewing Street, Main Street, Webster Street - Vacated) EXHIBIT "F"

1. Basic Objective: This area is to be developed into a multi-story residential area (basically for the elderly) with complementing retail commercial, service commercial and office facilities. The Department of Redevelopment, City of Fort Wayne, will look favorably upon a development which incorporates residential and commercial facilities designed for and providing needed services to the elderly.

2. Land Use: The structures erected on the land designated by Area "B" shall be governed by the following:
 - A. Shall not exceed twelve (12) stories in height.
 - B. Shall include approximately two hundred (200) apartments for the elderly. The apartment "mix", to meet the minimum recommendations of the Department of Redevelopment, City of Fort Wayne, and the number of apartments designed and dedicated to the handicapped elderly should equal ten (10) percent of the total units constructed.
3. Physical Organization: The organization of this area will be substantially altered by the physical closing of Webster Street and the erection of the Senior Citizen Center in Area "A". In addition, due consideration must be given to the orientation of the building, including its commercial areas, to be compatible with the function of Area "A". No vehicular traffic will be allowed between Areas "A" and "B".
4. Parking: For this development, a surface parking facility to accommodate not less than 85 automobiles will be required if only the minimum commercial areas are provided. If maximum commercial areas are to be developed, then by use of a parking facility, not less than 150 cars shall be accommodated. All parking shall be effectively screened and suitably landscaped. A ten (10) foot setback will be required on Ewing Street to the West; suitably screened and landscaped. A fifteen (15) foot setback; screened and landscaped is required in all other areas. Maximum utilization of parking structures shall be called for whenever it is economically feasible.

5. Pedestrian Circulation and Vehicular Access: The circulation design for pedestrians shall be such that the major flow will be directed toward the adjacent Senior Citizen Center. Every effort must be made to adequately protect the elderly from the possible dangers of the high traffic flow counts at Main Street, at Ewing Street, and at Berry and Ewing Streets. Pedestrian flow from the area and from outside of Area "B" will be directed to the "Walk-Wait-Alarm" control devices as located for Area "A". EXHIBIT "I"

c. Summary of Controls and Restrictions

<u>Area</u>	<u>F.A.R.*</u>	<u>Off Street Parking**</u>
"A"	3.0	Not required to be provided in area but will be provided by public parking within 300 feet walking distance.
"B"	2.0	One (1) space for each 200 square feet of commercial area.

* F.A.R. - Floor area ratio is the total floor area of all stories of the building or buildings on any parcel, divided by the area of such parcel. For the purpose of determining floor area ratio, the "floor area" of a building is the sum of the gross horizontal areas of the several floors of all buildings on the lot measured from the exterior faces of the exterior walls of the building.

**Each required off street parking space shall be at least 9 feet in width and at least 20 feet in length exclusive of access drive or aisles and will be of usable shape and shall be surfaced with an all weather impervious material. All open automobile parking areas shall be effectively screened. The provisions of an adequate supply of public parking within a 300 foot walkway distance will comply with the off-street parking requirements.

1. Off-Street Loading & Unloading: Off Street Loading shall be provided for every building or part thereof as follows: One (1) space for a gross floor area of 3,000 to 20,000 sq. ft. or major fraction thereof in excess of 20,000 sq. ft. A required loading berth will be at least 12 feet in width and at least 35 feet in length, exclusive of aisle and maneuvering space and will have a vertical clearance of at least 14 feet.

2. Signs: Signs, billboards or sign boards shall not be permitted within the Project area except such signs relating directly to the business carried on, on the site. All sign proposals shall be reviewed by the Department of Redevelopment, City of Fort Wayne, to determine that they will be in keeping with the Redevelopment Plan objectives.

d. (1) Permanent Signs

- A. Flat signs or signs constructed as complete separate entities shall not exceed a total of one and one-half (1-1/2) square foot for each front foot of the structure and shall be mounted flat on the face of the building. This type of sign shall not exceed twenty (20) inches in depth front to back, and the entire area within the perimeter of the sign face shall be counted.
- B. A sign or signs composed of separate letters made of wood, metal or plastic, illuminated or not, attached directly to the building shall not exceed a total of one and one-half (1-1/2) square front foot of the structure.
- C. Projecting signs shall be basically flat with two parallel faces allowing a maximum of eighteen (18) inch thickness to provide interior illumination. This type of sign may have molded plastic three dimensional faces providing that the sign remains basically a flat structure. The maximum area shall not exceed 1/2 square foot per sign face per front foot of the structure. In no case shall the total face area of such sign or signs exceed one (1) square foot per front foot of the structure.
- D. The maximum total area for all permitted signs for any use shall not exceed two hundred (200) square feet.
- E. Where frontage is one more than one (1) street, only the signs computed with the frontage of that street shall face that street.

(2) Sale, Rent Signs

Signs advertising that the premises are for lease, rent or sale:

- A. Each such sign not to exceed four (4) square feet in area.
- B. Each real estate firm shall be limited to one (1) such sign on each lot or parcel of property for which such real estate agency has a bonafide listing.
- C. Each such sign shall be removed from the premises upon which the same is placed within five (5) days subsequent to the leasing, rental or sale of such premises.

(3) Development Signs

- A. Developer's Signs: One (1) temporary sign, not to exceed sixty-four (64) square feet in area, may be affixed to each lot or parcel of property to designate that same is to be occupied at a future date by the business, entity or concern designated thereon.
- B. Contractor or Subcontractor Sign: One (1) temporary sign, not to exceed sixty-four (64) square feet in area. Upon such sign shall be the name of the general contractor and all subcontractors. On new construction, project signs may be attached to posts set into the ground until the work has been completed.

3. Zoning Changes

Because of building height restrictions on the M-1 (Light Industrial) and B-3B (General Business) zoning in the Project Area, a zoning variance will be requested by the Redevelopment Commission. Both zones restrict building height to 75'. The proposed Senior Citizens Housing will be in excess of 75'.

4. Statement on Project Improvements

The Redevelopment Commission will provide a number of project improvements and amenities including, but not limited to the following:

a. Street Lighting

All existing street lighting will be removed from the Project Area and replaced with lighting fixtures compatible with the modern fixtures used elsewhere in downtown.

b. Electric Relocation

Existing underground electrical services in the alley north of Berry Street will be relocated to the 20' utility easement on the North side of Berry Street.

c. Telephone Relocation

General Telephone Company has eight (8) video cables located underground in the alley North of Berry Street. These lines will be relocated to the 20' utility easement on the North side of Berry Street.

d. Gas Relocation

Gas facilities in the alley North of Berry Street will be relocated in the 20' utility easement North of Berry Street.

e. Sewer Relocation

A 24" combination sewer in the alley North of Berry Street will be abandoned and services rerouted to sewer facilities outside the Renewal Area.

(Proposed utility locations appear on EXHIBITS "N", "O", and "P".)

f. Sidewalks and Curbs

New sidewalks and curbs will be provided on the perimeter of the entire Renewal Area.

Other improvements and amenities such as fire hydrants, traffic control devices, etc. will be provided and located when a final site design has been approved.

5. Urban Design Objectives of Controls

The achievement of high quality urban design is a prime objective of the Commission and City. To this end, although not restricted to a specific architectural style, new buildings shall be designed to provide a unified appearance blending harmoniously with the planned development in the area. Particular attention should be directed towards enhancing the architectural appearance of the area. Parking areas shall be handled so as to minimize the visual intrusion of parked cars. Buffered and landscaped areas will be provided where applicable to enhance the particular development situation. Existing trees shall be preserved whenever possible. All utilities into and on the site will be kept underground.

6. Statement of Duration.

This Plan, its regulations and requirements shall be in effect for fifty (50) years from the date of its adoption by the Fort Wayne Redevelopment Commission, City Council of Fort Wayne, City Plan Commission and other legally designated agencies.

7. Waiver of Plan Controls

The Redevelopment Commission reserves the right to waive any of the regulations and controls of this Plan contained herein.

SECTION F. STATEMENT OF OBLIGATIONS TO BE IMPOSED ON REDEVELOPERS

- A. Included with the bids to purchase the land, the developer or redeveloper must also submit the following:
1. Proposed site plan, scale 1" = 20'.
 2. A statement of the proposed use for which the land is being purchased.
 3. An architect's or artist's perspective of the finished development.
 4. An outline specification for both building and site improvements.
 5. Statement of developer or redeveloper's financial capabilities to complete the Project which shall be satisfactory to the Department of Redevelopment, City of Fort Wayne.
- B. The land acquired by the Redevelopment Commission, City of Fort Wayne will be disposed of subject to an agreement between the Department and the developer or redeveloper. The developer or redeveloper will be required by the contractual agreement to observe the land use plan and these specifications. The developer or redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary plans, their review, and approval by the Redevelopment Commission, City of Fort Wayne, and other governing agencies.
- In addition, the following provisions will be included in the agreement:
1. That the developer or redeveloper will submit to the Commission a plan and schedule for the proposed development or redevelopment, as outlined under "A" above.
 2. That the purchase of the land is for the purpose of development or redevelopment and not for speculation.
 3. That the building or improvements will be completed within a reasonable time.

4. That the developer or redeveloper, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed or improvements erected or to be erected thereon. The above provision will be perpetual and will run with the land disposed of within the Project area by the Redevelopment Commission, City of Fort Wayne.

C. Additional controls and restrictions of the land use provisions and building requirements may be imposed by the Department of Redevelopment, City of Fort Wayne, in its' Notice to Bidders or Instructions to Bidders.

SECTION G. STATEMENT ON BUILDINGS OF HISTORICAL OR ARCHITECTURAL
SIGNIFICANCE - EXHIBIT "B"

1. 305 West Main Street, William S. Edsall House, Built ca. 1850

The following statement is taken from: Peat, Wilbur D., Nineteenth
Century Domestic Architecture of Allen County, 1964, Public Library
Booklet No. 165.

"The Edsall House, in proportion and scale, is typical of the average classical revival tradition, and the windows are severely plain. But a new ornamental feature appears here, namely the use of brackets under the eaves and under the projecting roof at the gable ends. Brackets became popular in the 1850's with the advent of a new architectural movement, the Italianate, and their use here marks the Edsall House as a transitional type." (p. 10)

With this house, now in a sad state of disrepair and structural decay, and other significant structures within the Project area; the Redevelopment Commission will make every effort to work with interested parties for the purpose of relocating such structures outside of the renewal area and prevent their destruction.

SECTION H. OTHER PROVISIONS NECESSARY TO MEET STATE AND
LOCAL REQUIREMENTS

- a. All provisions necessary to conform with State and Local Law have been complied with by this Plan and supporting documents.
- b. Indiana Law requires that any proposed zoning changes be set forth in the Plan.
- c. A resolution declaring the West Main Street Renewal Project Area as a blighted, deteriorated, or deteriorating area will be adopted initially by the Fort Wayne Redevelopment Commission.

SECTION I. PROCEDURE FOR CHANGES IN THE APPROVED URBAN
RENEWAL PLAN

The Urban Renewal Plan may be modified or varied at any time by a resolution of the City of Fort Wayne Redevelopment Commission; provided, however, that any change affecting any property or contractual right vested in and by the effectuation of the Urban Renewal Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. It is further provided that if such written consent cannot be obtained or if the Redevelopment Commission deems the proposed change in the Urban Renewal Plan to be significant, then the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.

DIGEST SHEET

TITLE OF ORDINANCE N/A

B-74-11-44

DEPARTMENT REQUESTING ^{REVIEW}~~ORDINANCE~~ Department of Redevelopment

^{REQUEST}~~ORDINANCE~~ SYNOPSIS OF ORDINANCE In accordance with the Local approval process, a

Declaratory Resolution adopted by the Redevelopment Commission declaring an
area of the City for renewal, must be approved by the City Plan Commission and
confirmed by City Council. The enclosed Declaratory which pertains to the
Urban Renewal Plan attached has been approved by the Redevelopment Commission
on November 18, 1974 and will be considered by City Plan Commission at their
Regular Meeting on November 25, 1974. A copy of the proposed City Plan
resolution is also enclosed for your review. In this connection, it is requested
that the City Council Confirming Resolution provided be placed on the agenda for
consideration and approval at the next meeting scheduled for November 26, 1974.

EFFECT OF PASSAGE West Main Street Renewal Project will be enacted and
a senior citizen facility constructed.

EFFECT OF NON-PASSAGE West Main Street Renewal Project will not be
approved and Senior Citizen facility not built.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

\$2,300,000

ASSIGNED TO COMMITTEE (J.N.)

Regulation